

**Regular Council Meeting
April 22, 2010**

I. Meeting Called to Order

Mayor Marse called to order the regularly scheduled meeting of April 22, 2010 at 7:10 p.m.

Members present: Mayor J. M. Marse, Council members Elizabeth Brannon, Ray Jackson, and Mark Martin. Council members Earl King and Charlie Simmons were absent. Staff present: City Attorney Clay Adkinson, Fire Chief Ben Greenslait, City Planner Latilda Henninger, and City Clerk Robin Haynes.

II. Invocation and Pledge of Allegiance

III. Approval of Past Minutes

Councilwoman Brannon motioned to approve the minutes of the regular council meetings of March 25 and April 13, 2010 as presented, Councilman Jackson seconded. There was no public or council discussion, the motion carried 3:0.

1. Planning Issues

A. EDA/EDC Industrial Planned Development Project application

Ms. Henninger presented the proposed project – an Industrial Park location capable of 400,000 sf of offices/warehouses/manufacturing on 43.8 acres on parcel #35-1N-19-17000-001-0020. The parcel is currently zoned I-2 (General Industrial) and has received engineering, staff, and planning board approval. The requested variances include:

- Waive bike/multimodal path requirement
- Waive underground utility requirement
- Set back requirement be adjusted
- Landscaping requirements be adjusted
- Waive 110% Financial security requirement
- Waive platting requirement
- Allow sewer/water tap & impact fees and fire impact fees to be paid by developers of individual lots, not at the PDP/Construction phase
- Establishment of expedited development process

Attorney Adkinson stated for the record:

- Councilwoman Brannon is an ex-officio member of the WCEDA board representing the City, but as an ex-officio member is unable to vote on issues or establish policy. As such, there is no conflict for her to vote on this project.
- Adkinson Law firm has been retained as interim counsel for the project as needed.
- Each planned development project is unique with its own resolution adopted, variances are granted on a case by case basis, and Council is not establishing precedence because each project must be reviewed individually.

Discussion continued regarding the following issues:

- Property will not actually be sold, each business will be established on a to-be-determined site, with a contract requiring a certain number of jobs per space permitted.
- Councilman Martin expressed concerns regarding the types of companies/businesses being recruited, variances being granted for expediency's sake, and responsibility of City after development goes in.
- City staff to work closely with EDA on each new business approved to go in park.

Councilman Martin motioned to approve the EDA/EDC Planned Development Project resolution as presented, Councilman Jackson seconded. There was no additional public or council discussion, the motion carried 3:0. Resolution #2010-03 was adopted.

B. EDA/EDC Walton County Industrial Park @ Freeport Phase II Development application

Councilman Jackson motioned to approve the EDA/EDC Walton County Industrial Park @ Freeport Phase II Development application, Councilman Martin seconded. There was no public or council discussion, the motion carried 3:0.

2. Legal Matters

None were presented.

3. Fire Department Report

No report was presented.

4. Parks Department Report

No report was presented.

5. Engineer's Report

Ms. Angie Jay, representing Preble-Rish, updated Council on the following items:

- Rural Development application was complete and currently under state review
- Street paving plans were almost complete and ready to bid
- Correspondence has been received from Eglin Cultural Services Department regarding the necessity to directional bore two sections of the waterline extension for North Bay Phase II. Mayor Marse stated that if the City were required to bore the Basin Bayou area, then residents would not be able to connect to the water and the whole project should be scrapped. Council set a workshop for April 27, 2010 at 7:00 pm to discuss the North Bay Phase II project and options available.

IV. Old Business

None was presented.

V. New Business

1. Sign proposal/City Hall

Councilman Jackson motioned to approve the purchase of an electronic sign for City Hall as presented, from Freeman Electric Company for approximately \$35,000, Councilwoman Brannon seconded. There was no public or council discussion, the motion carried 3:0.

2. Legislative update

Councilman Martin gave the Council a brief update of legislative items under consideration at this time. No action was requested or taken.

3. Pay all bills in order

Councilman Martin motioned to pay all bills in order, Councilman Jackson seconded. There was no public or council discussion, the motion carried 3:0.

VI. Council Business Not On Agenda

No items were presented.

VII. Public Business Not On Agenda

Ms. Carol Dull, a resident on Pitts Bayshore Drive, asked Council about the availability and price of a sewer connection. Mayor Marse told her that residents would be notified when the line was complete and for a short time, the connection fees would be approximately \$4,550.

VIII. Adjournment

Councilman Martin motioned to adjourn at 8:30 p.m.

ATTEST:

APPROVED:

J.M. Marse, Mayor

Robin Haynes, City Clerk

Earl King, Council President